



Brackenhurst Manor Road, Seer Green - HP9 2QU  
£1,500,000





## Brackenhurst Manor Road

Seer Green, Beaconsfield

- Private Road Location
- Generous Garden
- Stunning Kitchen
- Five Bedrooms
- Three Bathrooms
- Large Driveway & Garage

Manor Road is a premier private crescent in the sought after village of Seer Green. A standout feature of the house is the delightful setting overlooking the green with access to walks and countryside available from a footpath in the corner of the close. The village offers numerous shops for day to day needs, The Cricketers public house and a station which is within walking distance serving London Marylebone (fast train approximately 23 minutes). Beaconsfield golf course is also close by as well as wonderful walks and riding amongst the Chiltern foothills and bridle paths. The M40 Junction 2 is a short drive away giving access to London, Oxford, Birmingham, Heathrow and the M25. Nearby Beaconsfield being approximately 2 miles away offers an excellent range of shopping facilities including Waitrose, Sainsbury's and Marks and Spencer Food Hall. Within Beaconsfield Old Town and New Town there is a wide variety of good quality restaurants, public houses and cafes. Buckinghamshire is renowned for its choice and standard of schooling both state and private.





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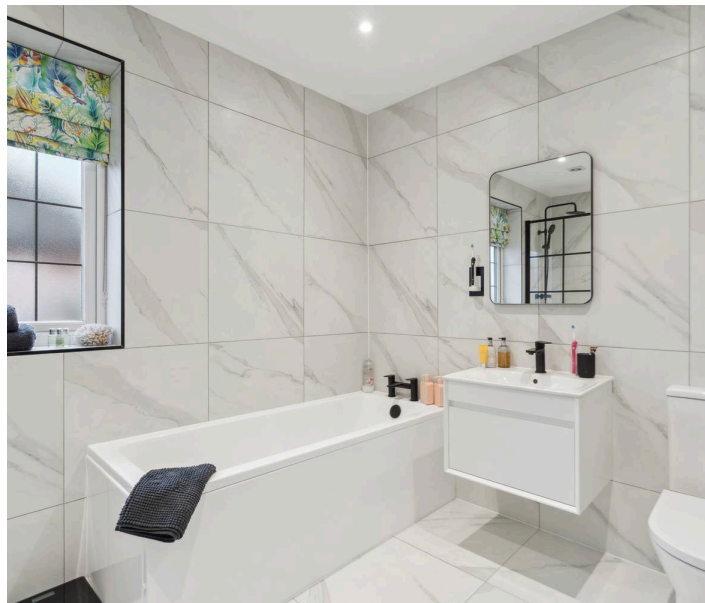
This fantastic home has been remodelled and redesigned to provide fantastic accommodation with a modern yet homely feel. With the hub of the home centred around the bespoke kitchen from Red Kite Kitchens, dining, living room space with bi-folding doors leading out to a mature and extensive garden. Study/Playroom and Utility Room both with external doors great for those with dogs or muddy shoes. A snug lounge to the front of the home with an always needed downstairs W.C. Upstairs there is a fantastic array of bedrooms with built in wardrobes featured throughout minus the fifth bedroom which is ideal as a baby room or study, the primary bedroom is coupled with an en-suite and dual aspect windows, the guest bedroom to rear comes with another en-suite with then bedrooms 3 and 4 being of similar size with built in wardrobes and a family bathroom which has an additional shower cubicle. The rear garden can be accessed via the bi-folding doors leading out to a lovely patio area great for entertaining, then a well manicured lawn with is boarded with mature scrubs providing great screening to provide a tranquil outside space. The property is set within a quiet private crescent with a driveway providing off street parking for a number of cars as well as access to the garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Brackenhurst, Manor Road

Approximate Gross Internal Area  
 Ground Floor = 96.7 sq m / 1,041 sq ft  
 First Floor = 87.8 sq m / 945 sq ft  
 Garage = 13.9 sq m / 150 sq ft  
 Total = 198.4 sq m / 2,136 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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